

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
NW/Cor. Summer Field Ct. and * ZONING COMMISSIONER
Wilderfield Court *
(22 Summerfield Court) * OF BALTIMORE COUNTY
8th Election District *
3rd Councilmanic District * CASE # 88-415-A
T.W.S., INC. PETITIONER *

AMENDED ORDER

WHEREAS the Petitioner requested a zoning variance to permit a distance between buildings of 18 feet for lots 22 and 23 and 20 feet for lots 21 and 22, both in lieu of the required 25 feet; and,

WHEREAS THE Zoning Commissioner granted the variances requested in an Order dated May 20, 1988; and,

WHEREAS, THE Order contained inaccurate restrictions which do not clearly define the ingress and egress easements.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 7th day October, 1988, that this Amended Order shall replace the original Order of May 20, 1988 and the new Order and restrictions shall be in full effect and controlling.

The Petitioner herein requests a zoning variance to permit a distance between buildings of 18 feet for lots 22 and 23 and 20 feet for lots 21 and 22, both in lieu of the required 25 feet, as more particularly described on Petitioner's Exhibits 1 and 2.

The Petitioner appeared and was represented by Robert J. Ryan, Esquire. He was supported by the testimony of the landowner. There were no Protestants.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, it is the opinion of the Zoning Commissioner that the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, the variance should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, in the opinion of the Zoning Commissioner, the requested variance should be granted.

IT IS FURTHER ORDERED by the Zoning Commissioner of Baltimore County that a zoning variance to permit a distance between buildings of 18 feet for lots 22 and 23 and 20 feet for lots 21 and 22, both in lieu of the required 25 feet, in accordance with Petitioner's Exhibits 1 and 2, be and the same is hereby GRANTED, subject to the following restrictions:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall cause to be created restrictive covenants upon the deeds

of record recorded in the Land Records of Baltimore County for Lots 21, 22, 23, and 24 of "The Fields at Seminary" prohibiting all front, side and rear yard fences of any kind.

3. The Petitioner shall execute and record an appropriate document among the Land Records of Baltimore County establishing an ingress and egress easement over Lot 23 for the benefit of Lot 22. The easement shall be 5' wide and shall be adjacent to the south 50 deg 50' 00" east 110.60' line of division between the lots.

4. The Petitioner shall execute and record an appropriate document among the Land Records of Baltimore County establishing an ingress and egress easement over Lot 21 for the benefit of Lot 22. The easement shall be 5' wide and shall be adjacent to the south 75 deg 14' 53" west 111.79' line of division between the lots.

5. The Petitioner shall cause the deeds of Lots 21, 22, 23, and 24 to specifically reference zoning case No. 88-415-A.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
OF BALTIMORE COUNTY

cc: Peoples Counsel

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
494-8339

J. Robert Haines
Zoning Commissioner

October 6, 1988



Dennis F. Rasmussen
County Executive

Robert J. Ryan, Esquire
Moore, Carney, Ryan and Lattanzi
4111 E. Joppa Road
Townson, Maryland 21204

RE: Petitions for Zoning Variance- Amended Orders
Case No. 88-415-A and 88-416-A

Dear Mr. Ryan:

Enclosed please find the Amended Orders regarding the above captioned case.

Very truly yours,

J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:mmm
att.
cc: Peoples Counsel

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
SE/S Fieldstream Court, 140' * ZONING COMMISSIONER
Summers Fields Court *
(3 Fieldstream Court) * OF BALTIMORE COUNTY
8th Election District *
3rd Councilmanic District * CASE # 88-415-A
T.W.S., INC. PETITIONER *

MEMORANDUM AND ORDER

The Petitioner herein requests a zoning variance to permit a distance between buildings of 18 ft. for lots 22 and 23 and 20 ft. for lots 21 and 22, both in lieu of the required 25 ft., as more particularly described on Petitioner's Exhibits 1 and 2.

The Petitioner appeared, was represented by Robert J. Ryan, Esquire. He was supported by the testimony of the landowner. There were no Protestants.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, it is the opinion of the Zoning Commissioner that the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, the variance should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, in the opinion of the Zoning Commissioner, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 20th day of MAY, 1988 that a zoning variance to permit a distance between buildings of 18 ft. for lots 22 and 23, and 20 ft. for lots 21 and 22, both in lieu of the required 25 ft., in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED, subject to the following restrictions:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall cause to be created restrictive covenants upon the deeds of record recorded in the Land Records of Baltimore County for Lots 21, 22, 23 and 24 of "The Fields at Seminary" prohibiting all front, side and rear yard fences of any kind.
3. The Petitioner shall cause to be created restrictive covenants upon the deeds of record recorded in the Land Records for Lots 21, 23 and 24 of "The Fields at Seminary" creating ingress and egress access easements for the benefit of Lot 22.
4. The Petitioner shall cause the deeds of Lots 21, 22, 23 and 24 to specifically reference zoning case #88-415-A.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER OF
BALTIMORE COUNTY

JRH:mmm
cc: Peoples Counsel

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
494-8339

J. Robert Haines
Zoning Commissioner

May 19, 1988



Dennis F. Rasmussen
County Executive

Robert J. Ryan, Esquire
Moore, Carney, Ryan and Lattanzi
4111 E. Joppa Road
Baltimore, Maryland 21236

RE: Petitions for Zoning Variance
Case Nos. 88-415-A and 88-416-A
T.W.S., Inc., Petitioners

Dear Mr. Ryan:

Pursuant to the recent hearing held on the above captioned cases, please be advised that your Petitions for Zoning Variance have been Granted, copies attached hereto.

If you have any questions concerning the above matter, please do not hesitate to contact this office.

Very truly yours,

J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:mmm
att.
cc: Peoples Counsel

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1801.2.C.1 to permit a distance between buildings of 18 feet for Lots 22 and 23 and 20 feet for Lots 21 and 22, both in lieu of the required 25 feet for buildings with a maximum height of 25 feet and 1801.2.C.6 (MPP) to permit a window to street right-of-way distance of 22 feet in lieu of the required 25 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
The installation of housing that would be compatible with the adjacent lots and the entire subdivision. Smaller housing units or housing units which would meet the setback requirements would be in direct conflict with the area market level and level of quality that has been established for this community.

Lot #22, #3 Fieldstream Ct. (The Fields at Seminary S.M. 55/137)
Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):	200 NW 28
<i>J. Robert Haines</i>	<i>J. Robert Haines</i>	3C
(Type or Print Name)	(Type or Print Name)	D. D. 9H
Signature	Signature	4-15-89
MATSON HOMES, INC.	4111 E. Joppa Rd., Suite 301	223 B.P.
Address	Baltimore, MD 21236	1000 BT
City and State	Signature	97
Attorney for Petitioner:	T.W.S., Inc.	661-1962
(Type or Print Name)	8700 Old Harford Rd.	Phone No.
Signature	Baltimore, MD 21234	City and State
Address	Name, address and phone number of legal owner(s) representative to be contacted	
City and State	Samuel B. Shockley, Vice President	
Attorney's Telephone No.	Development Engineering Consultants, Inc.	
	666 York Road	
	Baltimore, MD 21212 (301) 377-2600	
	Address	Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of May, 1988, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Townson, Baltimore County, on the 19th day of May, 1988, at 11 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

ESTIMATED LENGTH OF HEARING 1/2 HR. (over)
AVAILABLE FOR HEARING
MON./TUES. WED. - NEXT TWO MONTHS
WED BY: CLR DATE 1/1/88

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reinke
Chief
J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

January 20, 1988

Re: Property Owner: T. W. S., Inc.

Location: SE/S Fieldstream Court, 140' W. Summerfields Court

Item No.: 247
Gentlemen:

Zoning Agenda: Meeting of 1/26/88

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill* Noted and Approved: _____
Planning Division Fire Prevention Bureau
Special Inspection Division

/31

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines

TO: Zoning Commissioner

Date: April 1, 1988

FROM: P. David Fields
Director of Planning and Zoning
Zoning Petition Nos. 88-415-A,
88-416-A, 88-418-A, 88-430-A,
88-431-A, 88-432-A, 88-433-A

SUBJECT: 88-431-A, 88-432-A, 88-433-A

There are no comprehensive planning factors requiring comment on this petition.

P. David Fields per J. Haines
P. David Fields
Director

PDF:JGR:dm

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

RECEIVED
APR 6 1988
ZONING OFFICE

cc: Samuel B. Shockley
4/4/88 JBS

CPS-008

Baltimore County
Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

August 30, 1988

Robert J. Ryan, Esquire
Moore, Carney, Ryan and Lattanzi
4111 E. Joppa Road
Baltimore, Maryland 21236

RE: Cases Nos. 88-415-A and 88-416-A
Petitions for Zoning Variance

Dear Mr. Ryan:

In response to your correspondence of August 17, 1988 regarding the above captioned Petitions for Zoning Variance, I have reviewed the information attached to your correspondence and I am in agreement with the proposed modification of these amendments to the original Orders.

Please prepare your drafts "Amended Order" and accompanied attachments for my signature.

Very truly yours,

J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:mmm

E. SCOTT MOORE
ROBERT J. CARNEY, JR.
ROBERT J. RYAN
RICHARD E. LATTANZI
JUDITH L. HARKLERODE
RONALD A. DECKER
DAVID M. MEADOWS

MOORE, CARNEY, RYAN & LATTANZI

ATTORNEYS AT LAW
4111 E. JOPPA ROAD
BALTIMORE, MARYLAND 21236

August 17, 1988

RECEIVED
AUG 19 1988
ZONING OFFICE

Mr. J. Robert Haines
Zoning Commissioner of Baltimore County
111 West Chesapeake Avenue
Baltimore, Maryland 21204

Re: Case 88-415-A

Dear Mr. Haines:

As you know from my letter of June 13, 1988, we are requesting a reconsideration of the Order on behalf of T. W. S., Inc., petitioner, and Matson Homes, Inc., contract purchaser.

I am enclosing with this letter a revised copy of the plat which accompanied the petition. This revised copy shows a proposed 5 foot ingress and egress easement over Lots 21 and 23 for the benefit of Lot 22. Assuming that these easements will meet your concerns about access to the back yard of Lot 22, we would propose to have you amend your Order of May 20, 1988 by deleting Paragraph 3 and inserting a new Paragraph 3 and Paragraph 4 and renumbering the current Paragraph 4 to be No. 5. A draft of proposed changes is enclosed with this letter.

If you need to discuss these proposed changes with me, please have your secretary call me and we can either discuss them by telephone or I will come to your office to discuss the changes.

The reason for the changes, as outlined in my June 13 letter, is to provide us with the specifications for the ingress and egress variance so that we can make it clear in the Land Records and eliminate any possible title problems.

Very truly yours,

Robert J. Ryan
Robert J. Ryan

RJR:c1
Encls. (2)
cc: Matson Homes, Inc., w/encls.

DRAFT AMENDMENT TO MEMORANDUM AND ORDER
CASE NO. 88-415-A
T. W. S., INC.
PETITION FOR ZONING VARIANCE
ON LOT 22, FIELDS OF SEMINARY

Proposed Changes to Paragraph 3:

The petitioner shall execute and record an appropriate document among the Land Records of Baltimore County establishing an ingress and egress easement over Lot 23 for the benefit of Lot 22. The easement shall be 5' wide and shall be adjacent to the south 50' 50' 00" east 110.60' line of division between the lots.

Paragraph 4 (Addition):

The petitioner shall execute and record an appropriate document among the Land Records of Baltimore County establishing an ingress and egress easement over Lot 21 for the benefit of Lot 22. The easement shall be 5' wide and shall be adjacent to the south 75' 14' 53" west 111.79' line of division between the lots.

Paragraph 5:

The Petitioner shall cause the deeds of Lots 21, 22, 23, and 24 to specifically reference zoning case No. 88-415-A.

MOORE, CARNEY, RYAN & LATTANZI

ATTORNEYS AT LAW
4111 E. JOPPA ROAD
BALTIMORE, MARYLAND 21236

928-4600
AREA CODE 301

E. SCOTT MOORE
ROBERT J. CARNEY, JR.
ROBERT J. RYAN
RICHARD E. LATTANZI
FRANCIS JOHN GORMAN
JUDITH L. HARKLERODE

June 13, 1988

Mr. J. Robert Haines
Baltimore County Zoning Commissioner
Towson, Maryland 21204

Re: Cases Nos. 88-415-A and 88-416-A

Dear Mr. Haines:

We have reviewed the Memoranda and Orders in Cases Nos. 88-415-A and 88-416-A.

We were in the process of drafting an Addendum to the Contract of Sale for the affected lots and preparing to draft the easements for ingress and egress when we came across questions concerning the scope of the Orders which prompted this letter to you to ask for modifications in each of the Orders.

Case No. 88-415-A deals with Lot 22. The question we have in reference to that Order is in regard to the easements for the ingress and egress to Lot 22. The Order indicates that that easement is to be on Lots 21, 23, and 24. The first question here is why is Lot 24 included in the easement? There will be no normal ingress or egress from Lot 22 over Lot 24, and we do not know what the intent of that easement is. Second, we would like to have some limitation on the scope of the required easement so that we do not create a title problem for Lots 21 and 23. In order to define those easements, we will ask Mr. Shockley to prepare a drawing of the proposed easements. When that is prepared, we will submit it to you and ask that it be approved as being consistent with the Order or incorporated in a modification of the Order. This will permit the title examiner to confirm the scope of the easement when the title is examined.

In regard to Case 88-416-A, it does not appear that it is necessary to impose fence restrictions on Lot 31 as is done in Paragraph 2 of the Order. Lot 31 is a large lot, and it is not unlikely that a future owner may wish to build a swimming pool on the lot. That would require, as you know, a protection fence.

RECEIVED
JUN 15 1988
ZONING OFFICE

In regard to the easement over Lot 29, we will ask Mr. Shockley to prepare a drawing for either your approval as part of the special exception or for incorporation into a revised Order.

As soon as Mr. Shockley's drawings have been prepared, we will submit them to you.

Although there does not appear to be a procedure in the Zoning Rules and Regulations to permit a request for modification of an order, we would ask that you treat this letter as a request for modification of each of the Orders and hold the file open until we can submit the easement drawings and discuss with you the proposed modifications in the scope of the Orders. If there is any problem in doing this, or you need a more formal pleading, please let me know and I will prepare a motion or a petition or whatever.

Thanks.

Very truly yours,

Robert J. Ryan
Robert J. Ryan

RJR:c1

cc: Matson Homes, Inc.
Mr. Samuel Shockley, w/encls. (2 Orders)

8016-000

DEED OF EASEMENT

This Deed of Easement, made this 2nd day of June, 1988 by MATSON HOMES, INC., party of the first part, and BALTIMORE COUNTY SAVINGS BANK, F.S.B., Mortgagee, party of the second part.

WHEREAS, the Declarant is the owner of various lots including Lot Nos. 21, 22, and 23 as shown on the plat "2nd Amended Plat One of The Fields at Seminary" which plat is recorded among the Plat Records of Baltimore County in Plat Book S.W. No. 57, folio 39 (previously recorded in Plat Book E.H.K.Jr. No. 55, folio 14), and Lot Nos. 29 and 30 as shown on the plat "Amended Plat Two of The Fields at Seminary" which plat is recorded among the Plat Records of Baltimore County in Plat Book S.W. No. 55, folio 128.

WHEREAS, the Zoning Commissioner of Baltimore County issued Orders in Case Nos. 88-415-A and 88-416-A which require the Declarant to execute and record a document establishing ingress and egress easements over Lots 21 and 23 for the benefit of Lot 22, and establishing an ingress and egress easement over Lot 29 for the benefit of Lot 30.

NOW, THEREFORE, the party of the first part hereby: establishes an ingress and egress easement over Lot 23 for the benefit of Lot 22 which is 5' wide and is adjacent to the South 50 deg. 50' 00" East 110.60' line of division between the Lots; establishes an ingress and egress easement over Lot 21 for the benefit of Lot 22 which is 5' wide and is adjacent to the South 75 deg. 14' 53" West 111.79' line of division between the Lots; and establishes an ingress and egress over Lot 29 for the benefit of Lot 30 which is 5' wide and is adjacent to the North 35 deg. 40' 00" East 114.10' line of division between the Lots.

Except as herein granted, the party of the first part, its successors and assigns, and their heirs, successors, and assigns, shall continue to have full use and enjoyment of Lots 21, 23, and 29.

The party of the second part joins in this Deed of Easement solely for the purpose of consenting to and subordinating its lien of mortgage to the hereinbefore described easements and for that purpose only, fully retaining its lien on the property described in its mortgage.

RECEIVED FOR TRANSFER
SUN OBTAINED
ASSIGNMENT OF INTEREST
FOR BALTIMORE COUNTY
REGISTERED
JUN 15 1988
JUN 15 1988
JUN 15 1988

APPLICATION FOR BUILDING PERMIT

PERMIT #: B187946 CONTROL #: NR DIST: 08 PREC: 08

LOCATION: 3 FIELDSTREAM CT
SUBDIVISION: THE FIELDS AT SEMINARY
TAX ASSESSMENT #: 2000009566

OWNERS INFORMATION
NAME: YAFFE, WAYNE & LINDA
ADDR: 9129 REISTERSTOWN RD STE 144 21117

APPLICANT INFORMATION
NAME: PAMELA SITES - AGENT
COMPANY:
ADDR1: 9129 REISTERSTOWN RD
ADDR2: OWINGS MILLS MD 21117
PHONE #: 410-356-8150 LICENSE #:

NOTES

TRACT: BLOCK:
PLANS: CONST 2 PLOT 7 R PLAT 0 DATA 0 ELEC YES PLUM YES
TENANT:
CONTR: OWNER
ENGR:
SELLR:
WORK: CONST SFD W/ ATTACHED GARAGE, FIREPLACE
(OUTSIDE PROJ NOT TO EXCEED 4X10), OPEN WOOD
DECK ON REAR. 50'X36'8"X34'=4367SF.
4 BRMS.

PROPOSED USE: SFD
EXISTING USE: VACANT LOT

BLDG. CODE: BOCA CODE
RESIDENTIAL CATEGORY: DETACHED OWNERSHIP: PRIVATELY OWNED
ESTIMATED COST OF MATERIAL AND LABOR: 100,000.00

TYPE OF IMPRV: NEW BUILDING CONSTRUCTION
USE: ONE FAMILY
FOUNDATION: CONCRETE BASEMENT: FULL
SEWAGE: PUBLIC EXIST WATER: PUBLIC EXIST
CONSTRUCTION: WOOD FRAME FUEL: GAS
CENTRAL AIR: YES

SINGLE FAMILY UNITS
TOTAL 1 FAMILY BEDROOMS 4
MULTI FAMILY UNITS
EFFICIENCY (NO SEPARATE BEDROOMS): NO. OF 1 BEDROOM:
NO. OF 2 BEDROOMS: NO. OF 3 BEDROOMS OR MORE:
TOTAL NO. OF BEDROOMS: TOTAL NO. OF APARTMENTS:

PAGE 1 OF 2

PERMIT #: B187946

DIMENSIONS - INSTALL FIXTURES

BUILDING SIZE
GARAGE DISP: 1 FLOOR: 4367
POUNDER ROOMS: 1 WIDTH: 50'
BATHROOMS: 2 DEPTH: 36'8"
KITCHENS: 1 HEIGHT: 34'
STORIES: 2+BASE

LOT NOS: 22 LOT SIZE AND SETBACKS
CORNER LOT: N SIZE: 0.177AC
FRONT STREET:
SIDE STREET:
FRONT SETB: 26'
SIDE SETB: 20'30'16" 1
SIDE STR SETB:
REAR SETB: 45'

ZONING INFORMATION
DISTRICT: BLOCK:
PETITION: SECTION:
DATE: LIBER: 005
MAP: FOLIO: 039
CLASS: 04
ASSESSMENTS
LAND: 0085000.00
IMPROVEMENTS: 0000000.00
TOTAL ASS.:

PLANNING INFORMATION
MASTER PLAN AREA: SUBSEVERSHED: CRITICAL AREA:

DATE APPLIED: 02/03/94 INSPECTOR INITIALS: 08R
FEE: \$215.00 PAID: \$215.00 RECEIPT #: A209953
PAID BY: APP

(I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE. AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS)

COMPANY OR OWNER DATE:

ADDRESS

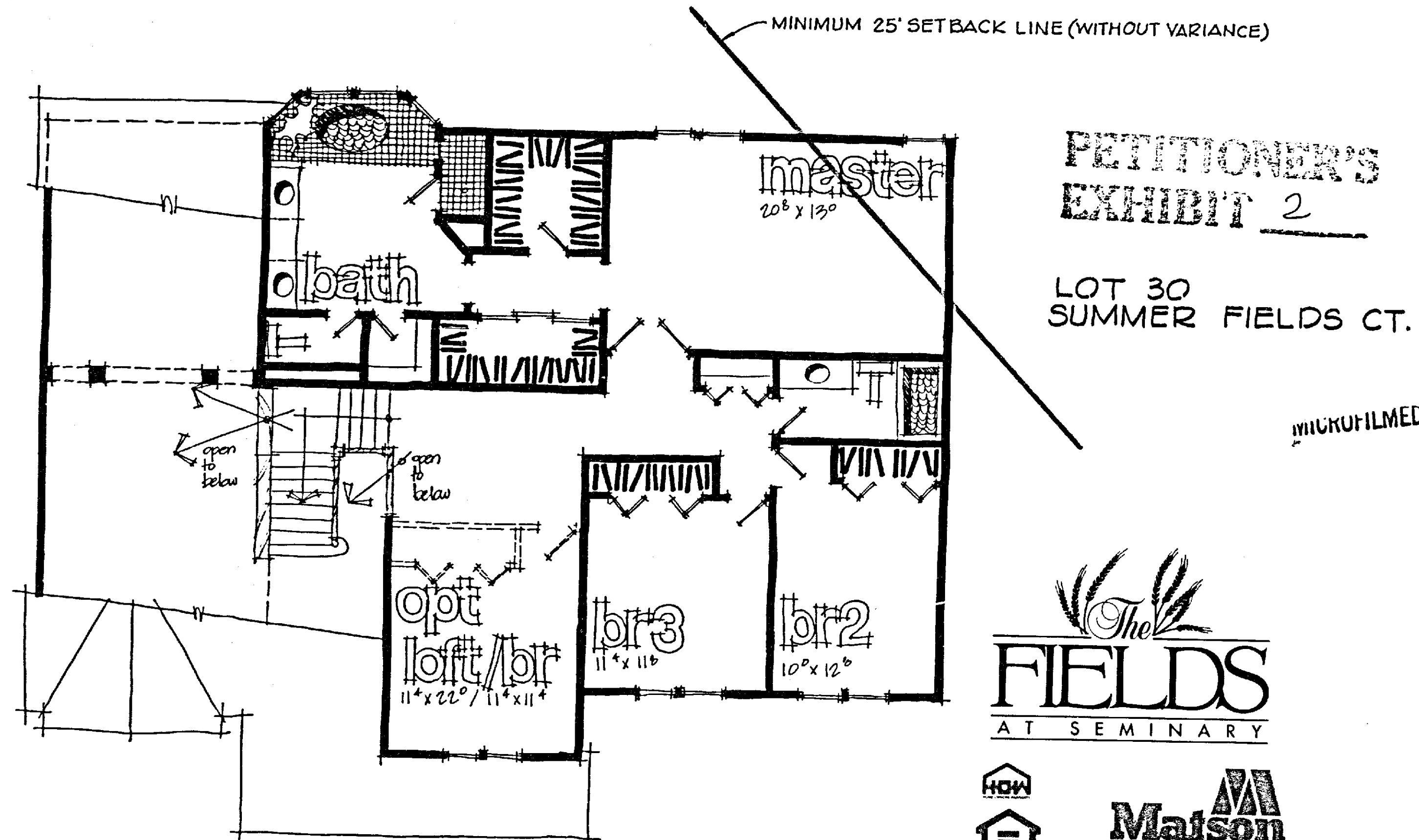
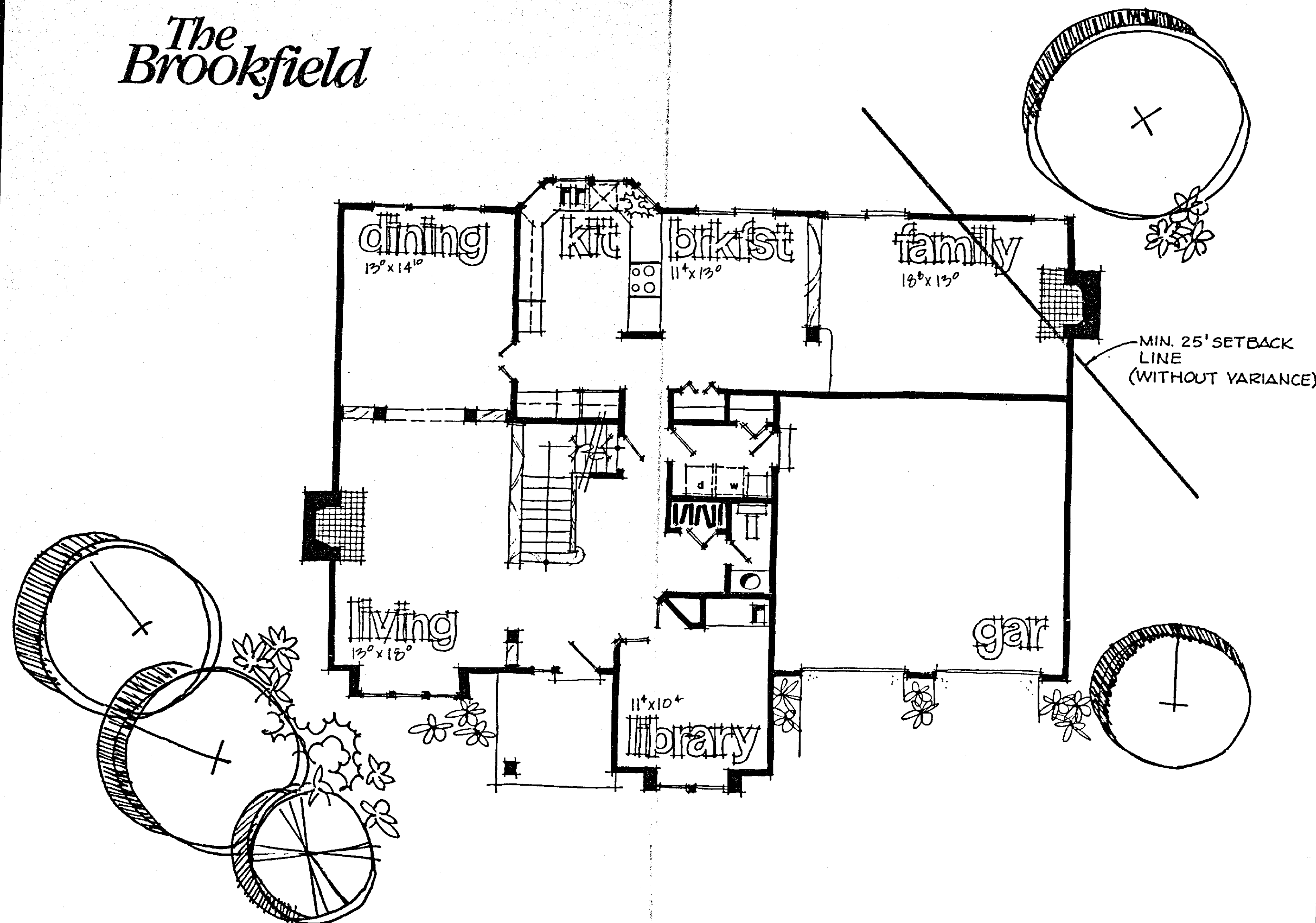
AGENT
OWNER

SIGNATURE OF APPLICANT PHONE:

38415
416
92-444

PAGE 2 OF 2

The Brookfield

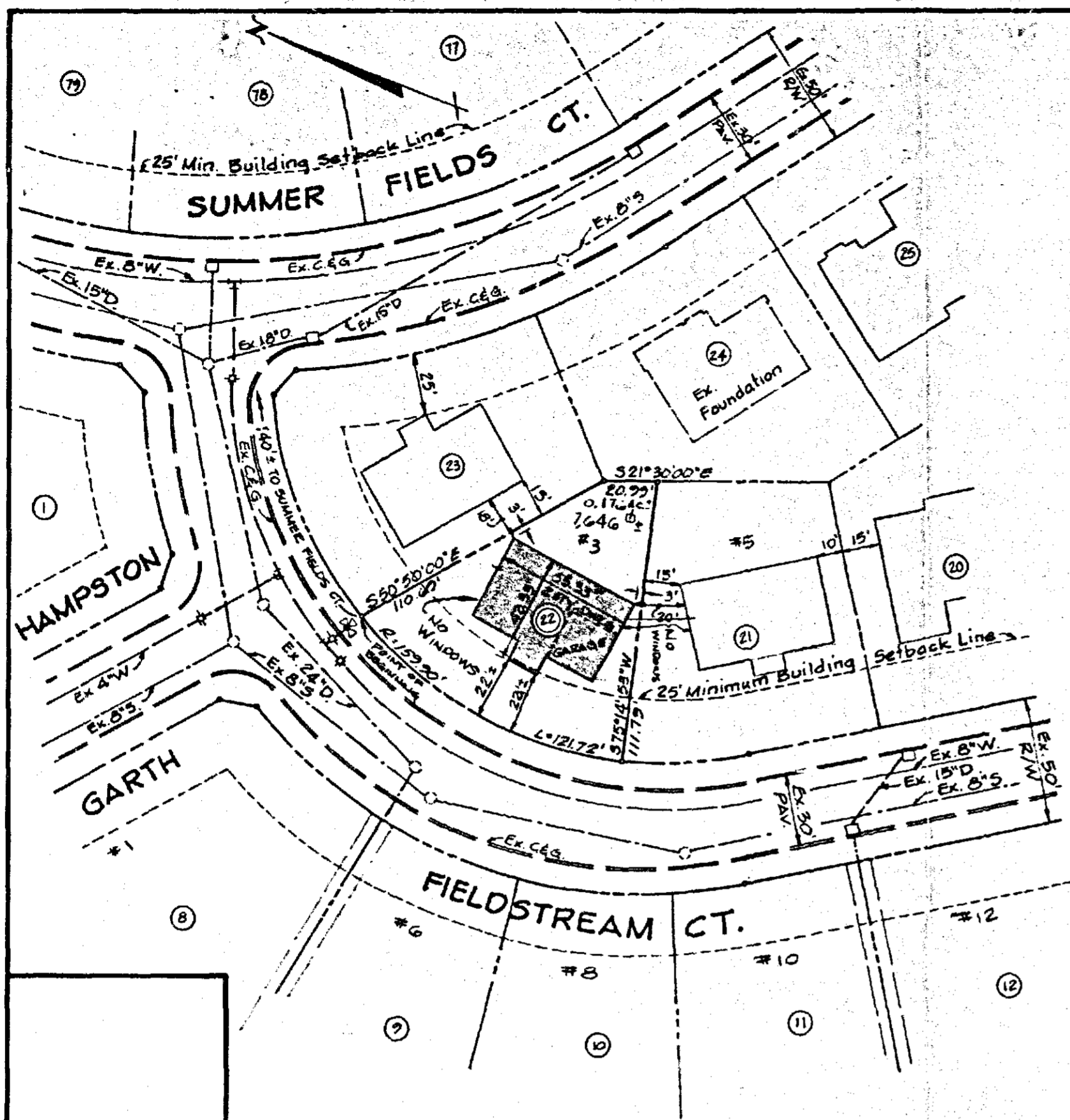


All floor plans and dimensions are approximate and subject to change without notice.

THE FIELDS
AT SEMINARY



Matson
Homes INC.
Quality built fast to last



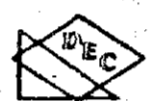
PETITIONER VICINITY MAP EXHIBIT 1 SCALE: 1"=1,000' SITE DATA

1. Lot 22 Fieldstream Ct.
Area = 0.176 Acres ±
Part of Subdivision "The Fields @ Seminary"
Recorded in Plat Book S.M. 55, Folio 137
2. Parking (Off-Street)
Required - 2 Spaces
Provided - 2 Spaces (Garage)
3. Zoning
Existing = D.R. 2

NOTE

1801.2.C.1 TO PERMIT A DISTANCE BETWEEN BUILDINGS OF 18 FEET FOR LOTS 22 AND 23 AND 20 FEET FOR LOTS 21 AND 22, BOTH IN LIEU OF THE REQUIRED 25 FEET FOR BUILDINGS WITH A MAXIMUM HEIGHT OF 25 FEET AND 1801.2.C.6 (V.B. 6.2, CMOP) TO PERMIT A WINDOW TO STREET RIGHT OF WAY OF 22 FEET IN LIEU OF THE REQUIRED 25 FEET.

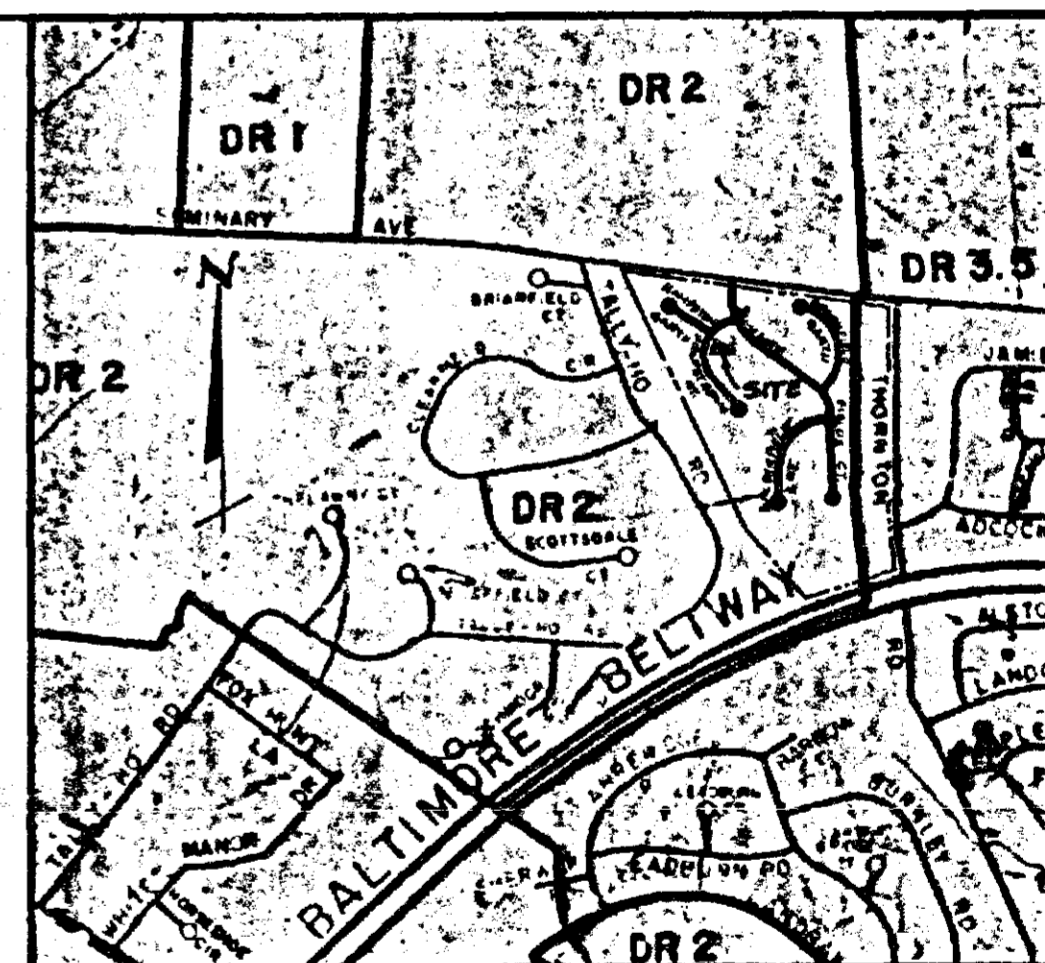
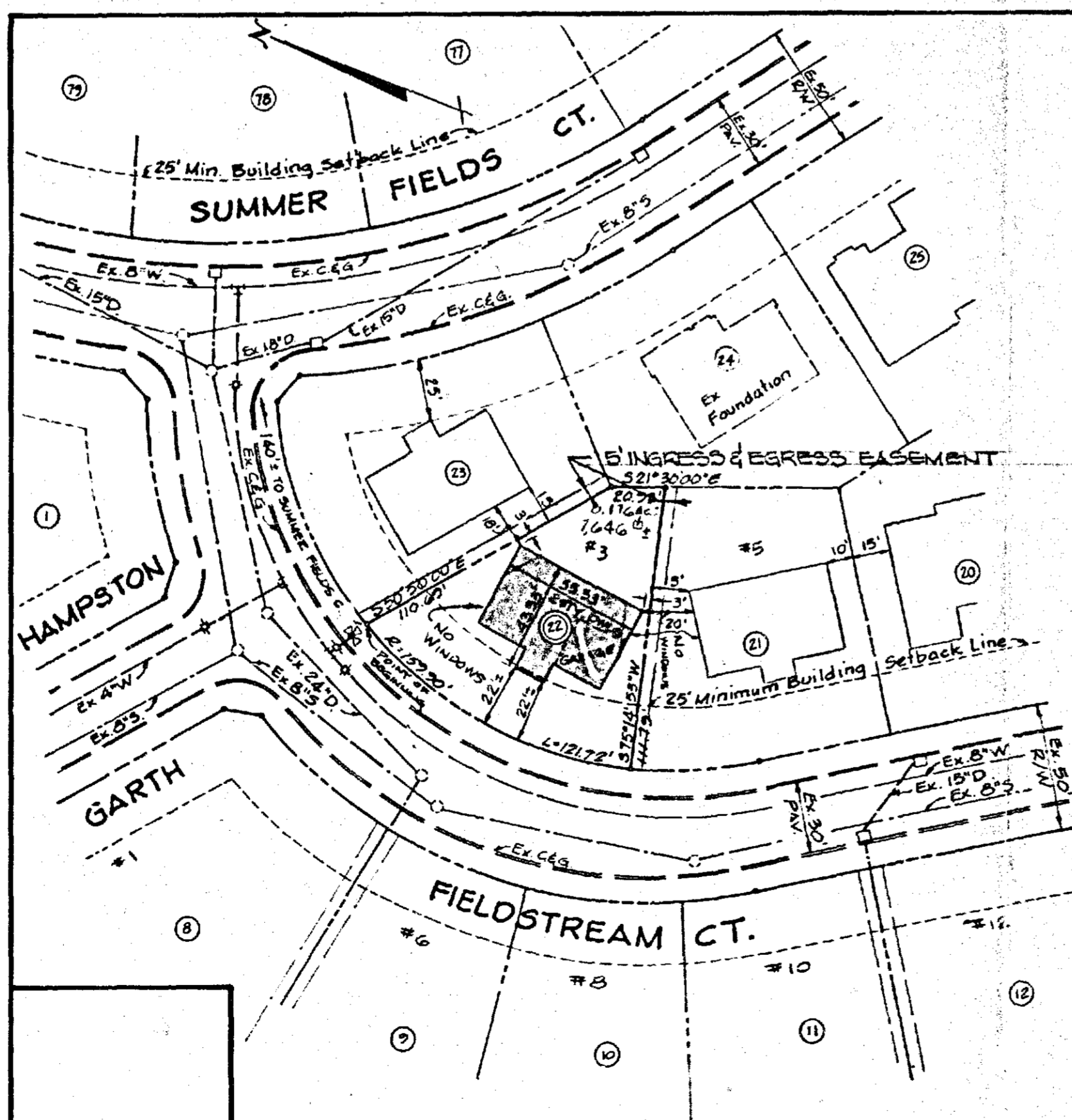
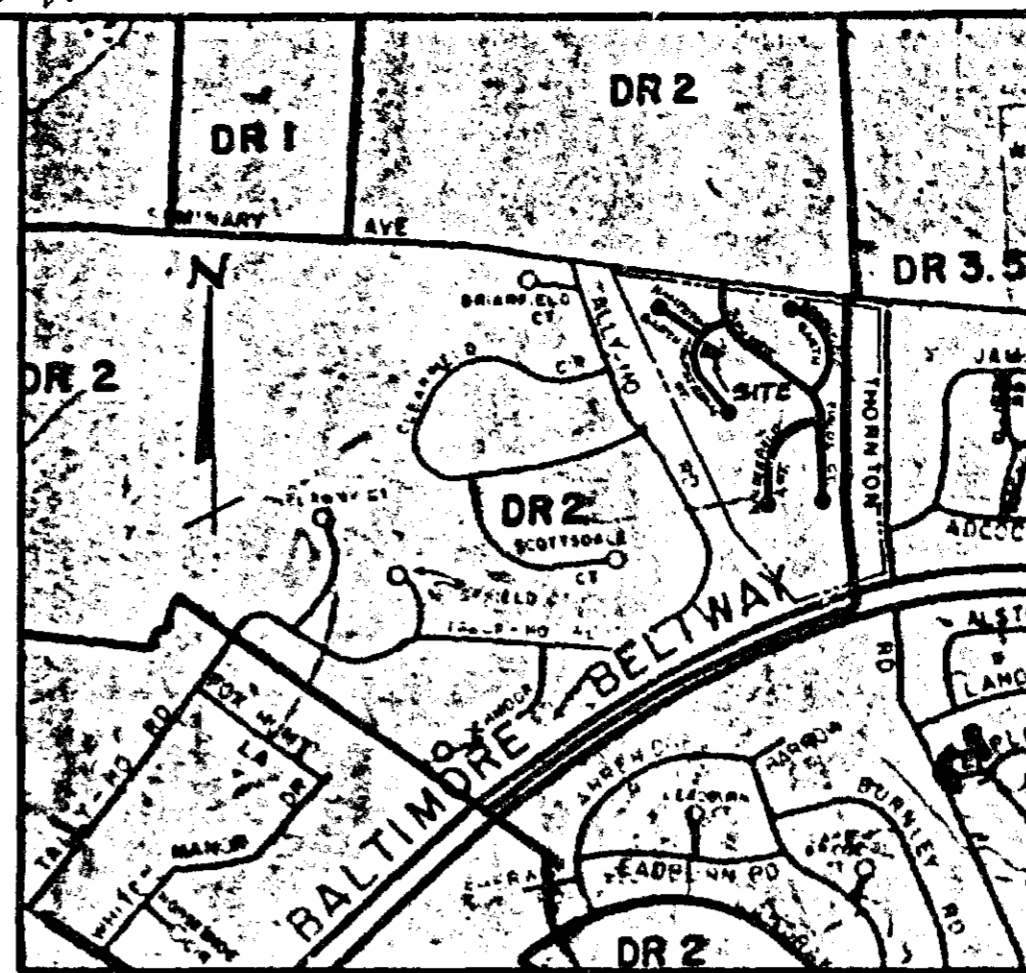
DATE	REVISION							
Drawn	S.L.F.							
Designed	C.A.E.							
Checked	S.B.S.							



Development Engineering Consultants, Inc.
Site Engineers & Surveyors
6803 York Road Baltimore, Maryland 21212

PLAT TO ACCOMPANY
PETITION FOR VARIANCE
LOT 22-FIELDSTREAM CT.
SUBDIVISION "THE FIELDS @ SEMINARY"
ELECTION DISTRICT 8C3 BALTO. CO., MD.

SHEET	DATE	CONTRACT NO.
1	12-08-87	
OF	SCALE	
1	1"=50'	86-157



VICINITY MAP SCALE: 1"=1,000'

SITE DATA

1. Lot 22 Fieldstream Ct.
Area = 0.176 Acres ±
Part of Subdivision "The Fields @ Seminary"
Recorded in Plat Book S.M. 55, Folio 137
2. Parking (Off-Street)
Required - 2 Spaces
Provided - 2 Spaces (Garage)
3. Zoning
Existing = D.R. 2

NOTE

1801.2.C.1 TO PERMIT A DISTANCE BETWEEN BUILDINGS OF 18 FEET FOR LOTS 22 AND 23 AND 20 FEET FOR LOTS 21 AND 22, BOTH IN LIEU OF THE REQUIRED 25 FEET FOR BUILDINGS WITH A MAXIMUM HEIGHT OF 25 FEET AND 1801.2.C.6 (V.B. 6.2, CMOP) TO PERMIT A WINDOW TO STREET RIGHT OF WAY OF 22 FEET IN LIEU OF THE REQUIRED 25 FEET.

DATE	REVISION							
Drawn	S.L.F.							
Designed	C.A.E.							
Checked	S.B.S.							



Development Engineering Consultants, Inc.
Site Engineers & Surveyors
6803 York Road Baltimore, Maryland 21212

PLAT TO ACCOMPANY
PETITION FOR VARIANCE
LOT 22-FIELDSTREAM CT.
SUBDIVISION "THE FIELDS @ SEMINARY"
ELECTION DISTRICT 8C3 BALTO. CO., MD.

SHEET	DATE	CONTRACT NO.
1	12-08-87	
OF	SCALE	
1	1"=50'	86-157